Statement of Information

# Single residential property located in the Melbourne metropolitan area

**Section 47AF of the Estate Agents Act 1980**

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb and postcode | 74 STRICKLAND DRIVE WHEELERS HILL VIC 3150 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $1,200,000 | & | $1,320,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,440,000 | Property type | House | Suburb | Wheelers Hill |
| Period-from | 01 Feb 2024 | to | 31 Jan 2025 | Source | Corelogic |

## Comparable property sales (*Delete A or B below as applicable)

**A*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 37 REMBRANDT DRIVE WHEELERS HILL VIC 3150 | $1,341,800 | 03-Nov-24 |
| 57 THREADBOW CRESCENT WHEELERS HILL VIC 3150 | $1,240,000 | 12-Dec-24 |
| 31 CALDERWOOD AVENUE WHEELERS HILL VIC 3150 | $1,265,000 | 07-Dec-24 |

OR

**B*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 24 February 2025

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**37 REMBRANDT DRIVE WHEELERS HILL VIC 3150**

3 2 1

Sold Price RS $1,341,800 Sold Date 03-Nov-24

Distance 1.62km



**57 THREADBOW CRESCENT WHEELERS HILL VIC 3150**

3 2 2

Sold Price $1,240,000 Sold Date 12-Dec-24

Distance 1.63km



**31 CALDERWOOD AVENUE WHEELERS HILL VIC 3150**

3 2 1

Sold Price $1,265,000 Sold Date 07-Dec-24

Distance 1.95km

**RS** = Recent sale **UN** = Undisclosed Sale

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